072.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,700 / 732,700
					USE VALUE:	732,700 / 732,700
					ASSESSED:	732,700 / 732,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARRIER BRIAN D
Owner 2:	CUTRARO JENNIFER L
Owner 3:	
Street 1:	15 STOWECROFT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROTHSTEIN BARBARA/J./L./ TRS -
Owner 2:	THE ROTHSTEIN FAMILY TRUST -
Street 1:	15 STOWECROFT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,380 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 2028 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7380.000	280,000	3,700	449,000	732,700
Total Card	0.169	280,000	3,700	449,000	732,700
Total Parcel	0.169	280,000	3,700	449,000	732,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.29 | /Parcel: 361.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45668
GIS Ref:
GIS Ref:
Insp Date: 10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,000	3700	7,380.	449,000	732,700	732,700	Year End Roll	12/18/2019
2019	101	FV	220,600	3700	7,380.	416,900	641,200	641,200	Year End Roll	1/3/2019
2018	101	FV	220,600	3700	7,380.	416,900	641,200	641,200	Year End Roll	12/20/2017
2017	101	FV	220,600	3700	7,380.	365,600	589,900	589,900	Year End Roll	1/3/2017
2016	101	FV	220,600	3700	7,380.	333,500	557,800	557,800	Year End	1/4/2016
2015	101	FV	206,400	3700	7,380.	295,000	505,100	505,100	Year End Roll	12/11/2014
2014	101	FV	206,400	3700	7,380.	279,000	489,100	489,100	Year End Roll	12/16/2013
2013	101	FV	206,400	3700	7,380.	265,500	475,600	475,600		12/13/2012

!6084!

PRINT

Date	Time
12/10/20	20:53:47

LAST REV

Date	Time
07/31/19	14:57:38

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6084

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHSTEIN BARBA	56060-286		12/14/2010		589,000	No	No		
ROTHSTEIN BARBA	52739-581		5/11/2009	Family	1	No	No		
LAWEE IAN P & K	35051-228		3/13/2002		385,000	No	No		
ROBINSON JAMES/	27066-133		2/14/1997		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	45668
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2019	393	Insulate	2,400	C				
8/11/2011	849	New Wind	4,290					
5/8/2002	385	Addition	100,000	O		G4	GR FY04	NEW ADDITION-CHANG

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	Meas/Inspect	HS	Hanne S
4/13/2009	Measured	189	PATRIOT
6/4/2002	MLS	MM	Mary M
3/13/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7380		Sq. Ft.	Site		0	70.	0.87	12									448,982						449,000	

Total AC/HA: 0.16942 | Total SF/SM: 7380 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,982 | Spl Credit | Total: 449,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.16775143
Const Adj.:	0.99989998
Adj $ / SQ:	122.602
Other Features:	94212
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380437
Depreciation:	100435
Depreciated Total:	280001

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

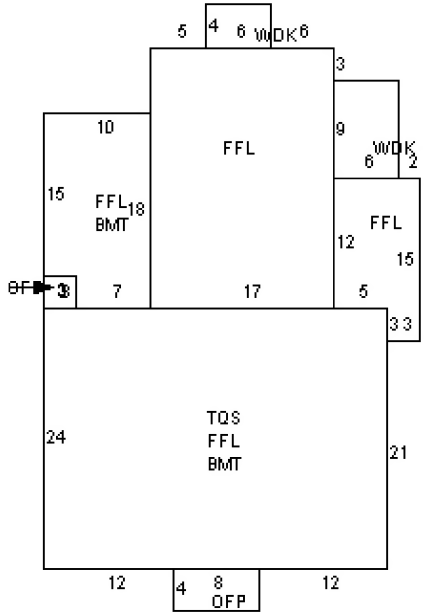
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	122.60
Special Features:	0	Val/Su Net:	90.73
Final Total:	280000	Val/Su SzAd	138.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,452	122.600	178,018
BMT	Basement	939	36.780	34,537
TQS	3/4 Story	576	122.600	70,619
WDK	Deck	78	16.000	1,248
OFP	Open Porch	41	44.000	1,804

Net Sketched Area:	3,086			Total:	286,226
Size Ad	2028	Gross Are	3278	FinArea	2028

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1947	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700